



smarthomes

Bransford Rise

Catherine-de-Barnes, Solihull, B91 2TP

- A Well Presented & Extended Detached Family Home
- Three Double Bedrooms
- Lounge Diner
- Breakfast Kitchen

Offers Over £475,000

EPC Rating - 64

Current Council Tax Band - F





Property Description

The property is set back from the road behind a feature stone chipping border and block paved driveway providing off road parking extending to electric car charging point and obscure glazed composite door leading through to

Enclosed Porch

With obscure double glazed window to front, polished tiled flooring, ceiling spot lights, door to store room and hardwood door with glazed inserts leading through to

Entrance Hallway

With ceiling light points, radiator, polished tiled flooring, stairs leading to the first floor accommodation and doors leading off to



Lounge Diner to Rear

21' 11" x 11' 9" (6.7m x 3.6m) With two double glazed sliding patio doors leading through to the conservatory, electric fireplace with marble hearth and wooden surround, ceiling light points, coving to ceiling, two radiators and door leading into

Ground Floor Shower Room

10' 5" x 3' 11" (3.2m x 1.2m) Being fitted with a modern three piece white suite comprising walk-in shower enclosure with thermostatic rainfall shower, low flush WC and feature vanity wash hand basin, obscure double glazed window to front, complementary polished marble effect tiling to walls and floor, radiator, ceiling spot lights and door to

Storage Room to Rear

8' 2" x 3' 11" (2.5m x 1.2m) With feature radiator, laminate flooring, obscure double glazed window to rear elevation and ceiling spot lights

Large Conservatory

21' 11" x 13' 1" (6.7m x 4.0m) With double glazed French doors leading out to the South East facing rear garden, double glazed windows, polycarbonate roof, two radiators, polished tiled flooring, TV aerial, light points and electric power points



Breakfast Kitchen to Front

11' 1" x 8' 10" (3.4m x 2.7m) Being fitted with a range of wall, drawer and base units with complementary laminate work surfaces, composite sink and drainer unit with mixer tap, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, breakfast bar area, radiator, spot lights to ceiling, polished tiling to floor, useful pantry housing combination boiler, double glazed window to front elevation and UPVC obscure double glazed door to side elevation



Storage Room to Front

16' 8" x 7' 10" (5.1m x 2.4m) With laminate flooring, ceiling spot lights, radiator, TV aerial and power points



Accommodation on the First Floor

Landing

With double glazed window to side, ceiling light points, useful storage cupboards, loft access with drop down ladder, radiator and doors leading off to



Bedroom One to Front

13' 9" x 12' 5" (4.2m x 3.8m) With double glazed window to front elevation, radiator, built-in wardrobes with mirrored sliding doors, coving to ceiling and ceiling light points

Bedroom Two to Rear

11' 9" x 11' 1" (3.6m x 3.4m) With double glazed window to rear elevation, built-in wardrobes with mirrored sliding doors, radiator, coving to ceiling and ceiling light point

Bedroom Three to Rear

11' 9" x 8' 6" (3.6m x 2.6m) With double glazed window to rear elevation, built-in wardrobes with mirrored sliding doors, radiator and ceiling light point



Contemporary Family Shower Room to Front

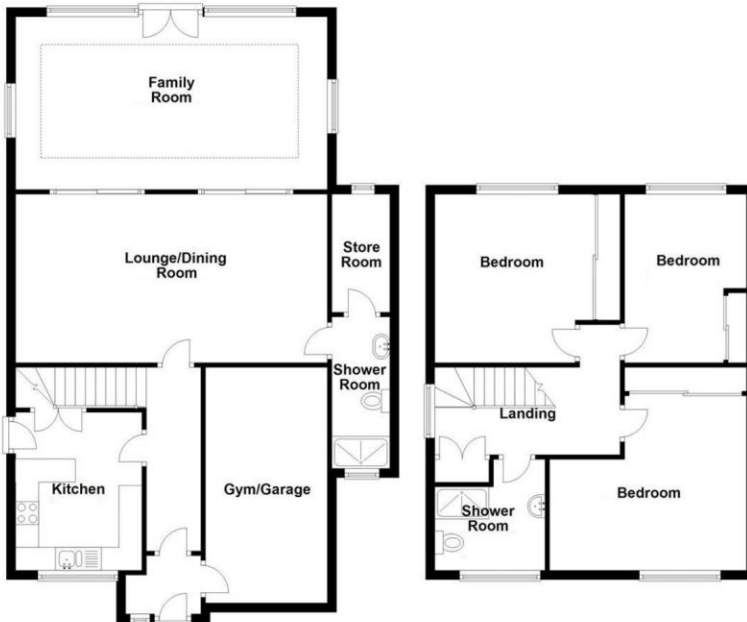
8' 2" x 7' 10" (2.5m x 2.4m) Being fitted with a three piece white suite comprising shower cubicle with feature thermostatic massage shower, contemporary low flush WC and vanity wash hand basin, obscure double glazed window to front, complementary tiling to walls and floor, ladder style radiator, coving to ceiling and ceiling spot lights

South East Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway to rear, rear gated access and fencing to boundaries

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.